



CALIFORNIA STATE PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-6964

STATE PUBLIC WORKS BOARD

March 12, 2004

MINUTES

PRESENT:

Mr. Michael C. Genest, Chief Deputy Director, Department of Finance
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation
Mr. Barry Hemphill, Deputy Director, Telecommunications Division,
Department of General Services
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office
Mr. Francisco Lujano, Director, Securities Management Division, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member Darrell Steinberg
Assembly Member Wilma Chan
Assembly Member Fabian Nunez
Senator Betty Karnette
Senator Wesley Chesbro
Senator Gilbert Cedillo

STAFF PRESENT:

Karen Finn, Administrative Secretary, State Public Works Board
Michael Carter, Assistant Administrative Secretary, State Public Works Board
Tamara Moss, Executive Secretary, State Public Works Board
Deborah Cregger, Legal Counsel, State Public Works Board
Nathan Brady, Budget Analyst, Department of Finance
Debbie Dills, Budget Analyst, Department of Finance
Sarah Mangum, Budget Analyst, Department of Finance
Brian Dewey, Budget Analyst, Department of Finance
Jim Martone, Budget Analyst, Department of Finance
Stan Hiuga, Budget Analyst, Department of Finance

SPEAKERS PRESENT

Ruth Coleman, Director, Department of Parks and Recreation

OTHERS PRESENT:

Michael Salyer, Department of General Services-RESO
Michael Butler, Department of General Services-RESO
Rob Kane, Department of Parks and Recreation
David Wrightsman, Department of Parks and Recreation
Liz Steller, Department of Parks and Recreation
Warren Westrup, Department of Parks and Recreation
Bruce Whitney, Department of Parks and Recreation
Rick Stolz, Department of Parks and Recreation

Sabrina Winn, Department of General Services-RES/PSB
Jack Striegel, Department of Mental Health
Dave Gerard, Department of Mental Health
Cynthia Spita, Department of Parks and Recreation
Barbara Tanaka, State Treasurer's Office
Aaron Todd, State Treasurer's Office
Darlene Maston, Department of Corrections
Lisa Paterno, Department of Corrections
John Schwander, Department of Corrections
Dale Clevenger, California Community Colleges
Tim Shelley, Senator Karnette's Office

CALL TO ORDER AND ROLL CALL:

Mr. Genest, Chairperson, Chief Deputy Director, Department of Finance at 10:10 am called the meeting to order. Ms. Finn, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES

Ms. Finn reported that staff has reviewed the minutes from the February 6, 2004 meeting and believe them to accurately represent the actions of the Board and recommended approval.

Hearing no objections, the minutes from the February 6, 2004 meeting were unanimously approved.

BOND ISSUES:

Ms. Finn reported that there were four bond items. However, we are pulling Item #1, Department of Forestry and Fire Protection. The bonds for these projects are not ready to be sold, so this item is being deferred until next fall. We are also pulling Item #4, Department of Corrections. This item would authorize the refunding of specific CDC bonds, however, it has been put over until the March 15, 2003 special meeting so that the Board can adopt a revised refunding policy to facilitate the refunding.

Which brings us to Item #2, Department of Mental Health, Coalinga State Hospital in Fresno County, Secured Treatment Facility. This item will authorize the sale of lease revenue bonds for the project and approve the forms of the documents that are specified in the resolution. The maximum par value of the bonds for this series will be no more than \$520 million and the maximum true interest cost will not exceed 5.9 percent.

Staff recommends approval and adoption of the resolution.

Mr. Genest asked if this project is necessary for health and safety.

Ms. Finn stated yes. It's for the secured housing of mental health patients within the Department of Mental Health.

A motion was made by Ms. Aronberg and Second by Mr. Hemphill to approve Bond Item #2.

Bond Item #2 was adopted by a 5-0 vote.

Item #3, California Community Colleges, Mendocino-Lake Community College District, Mendocino College, Science Building and the State Center Community College District, Madera County Education Center, Academic Facilities-Phase 1B. This item will authorize the sale of lease revenue bonds for this project and approve the forms of documents that are specified in the resolution. The maximum par value of the bonds for this series will be no more than \$30 million and the maximum true interest cost will not exceed 5.9 percent.

Staff recommends approval and adoption of the resolution.

Mr. Genest asked staff to confirm that this project is not a health and safety issue but it is funded through education bonds.

Ms. Finn stated that this project is being funded through lease revenue bonds. The funding for these bonds is provided through the community colleges education apportionment for Proposition 98.

A motion was made by Mr. Lujano and Second by Ms. Aronberg to approve Bond Item #3.

Bond Item #3 was adopted by a 5-0 vote.

Ms. Finn stated that prior to taking up the Consent Calendar, we have Ms. Ruth Coleman, Director, Department of Parks and Recreation (DPR) here to address the Board in relation to the items that are before the Board and to generally discuss Park's acquisition program, its priorities for acquisitions and its plan to manage and maintain the numerous acquisitions that the Department is undertaking.

Ms. Coleman stated that DPR looks at an acquisition as a tool to advance the overall objectives of State Parks. Ms. Coleman maintained that the DPR has undergone an extensive planning process to identify the Department's overall strategic goals and plans before the proposed acquisitions ever get to the Board. (*Packets were provided to the Board explaining the filtering process to proceeding with land acquisition planning*). Through the overall planning strategies, DPR has developed acquisition guidelines, which are: 1) urban initiative acquisitions, 2) unique natural resources areas, 3) sustainable ecosystems, 4) cultural landscapes, 5) significant resources properties, 6) expanded outdoor recreation opportunities, 7) trail connectors and corridors and 8) in-holdings and adjacent parcels. The DPR is interested in projects that meet these guidelines, and even more so interested in those that meet multiple guidelines. Currently in DPR's global database there are approximately 755 projects of which most have been rejected and will never come before the Board.

Ms. Coleman stated that with each proposed acquisition that is brought before the Board, DPR is identifying the in-holdings, which are strategically important, and attempting to increase the ecological sustainability of existing parks (in some cases providing additional access to the coast because access has been constrained over the years).

So, DPR believes the acquisitions that come before the Board have gone through an extensive filtering process. This internal filtering process was implemented about 3 years ago to help guard against frantic purchasing.

One of the reasons the DPR feels it's important to go forward with acquisitions in this fiscally strapped time is because the Department believes it needs to take the "long view" approach. The DPR is taking the "long view" trying to identify places that are of statewide significance that will be acceptable places for future generations.

The topic of ongoing maintenance is a very difficult ongoing issue. The DPR tries to identify parcels that will not be extremely expensive for the State to maintain.

Mr. Genest stated that DPR's recommendation to take the "long view" is a very good one. However, given the State's fiscal situation, it would be hard to actually take that route. Being that we've already had to approve borrowing \$15 billion just to make up for deficits already incurred as well as possibly cutting back in State government in the way of \$14 billion on an ongoing basis to avoid incurring future deficits, we also have to be attentive to the immediate crisis that is before us. In that respect, Mr. Genest asked to be absolutely assured that the State is not incurring an obligation to spend money on the nine items included in the consent calendar today. Mr. Genest stated that he is aware that even in the toughest times the State will need to spend money on those things that need to be attended to. But the current administration has yet to re-evaluate the actions of the prior administration when it comes to Parks and other capital acquisitions as it relates to long term planning. The administration plans to have this re-evaluation completed by the May Revision. Mr. Genest asked for assurance that if the Board adopts the consent calendar (with the DPR items) and agrees to authorize site selection, that we still retain the option not to go forward with the acquisitions?

Ms. Finn stated yes.

Mr. Genest stated that it is not the Administrations intent for these projects not to succeed, but it would be appropriate to leave the options open at least until we have completed the May Revision process.

Ms. Finn offered to have staff work with Parks to zero in on which of the proposed acquisitions are absolutely critical, and upon completion, brief the Board on what staff recommends and how we can work with DPR on possibly delaying some of the acquisitions.

Mr. Genest stated that a major concern with the DPR site selection items on the agenda is that once acquired, can we afford the staff that might be necessary to properly manage these acquisitions.

Ms. Coleman stated that if there were a property that DPR could not manage with existing resources, DPR would not bring it before the Board. Ms. Coleman further stated that due to staffing and project restrictions, we know that in some cases public access will be limited. However, she urged that the State should still acquire the properties, otherwise some of the resources are potentially lost forever if we don't buy them. Yet, Ms. Coleman also added that if there were a project that requires extraordinary immediate costs, Parks would not bring it before the Board.

Mr. Genest stated that this level of review would not only be applied to Parks, but to all departments. The Administration will be looking at all commitments in the May Revision attempting to find ways to downscale every way of state government.

Mr. Garcia commented that he would like a more detailed briefing on each item as they come before the Board.

CONSENT CALENDAR:

Ms. Finn stated that in summary, the consent calendar covers Items #5 through #29 and proposes: eleven requests to approve preliminary plans; one request to recognize a scope change; one request to authorize acquisition; nine requests to authorize site selection; one request to approve project scope and cost; one request to approve augmentation; two requests

to approve the use of inmate day labor; and one request to authorize the acquisition of real property through the acceptance of a no cost acquisition.

There are three 20-day letters in your package. Item #17, **Department of Parks and Recreation**, Prairie City State Vehicular Recreation Area Acquisition, scope change. A 20-day letter was sent to the Legislature on February 17, 2004 without comment. Item #21, **Department of the Youth Authority**, Heman G. Stark Youth Correctional Treatment Facility, San Bernardino County, augmentation. A 20-day letter was sent to the Legislature on February 20, 2004, without comment. **California Community Colleges**, Long Beach Community College District, Long Beach City College Pacific Coast Campus, Industrial Technology Center/Manufacturing, scope Change. A 20-day letter was sent to the Legislature on February 18, 2004, without comment. This item will be before the Board at the April 2004 meeting.

Staff recommends approval of the Consent Calendar Items #5 through #29.

A motion was made by Mr. Garcia, and Second by Mr. Hemphill to adopt the Consent Calendar and to approve Items #5 through #29.

The consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Ms. Finn confirmed that there were no Action Items.

OTHER BUSINESS:

Ms. Finn confirmed that there was no other business.

REPORTABLES:

Ms. Finn indicated that there were nine reportable items that Finance staff had approved under the authority delegated by the Board.

NEXT MEETING:

Ms. Finn noted that there is a special meeting set for Monday March 15, 2004 at 3:00 pm at the Department of Finance in the Redwood room.

Having no further business, the meeting was adjourned at 10:27 am.

BOND ITEM

BOND ITEM – 1

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
AHWAHNEE FOREST FIRE STATION
REPLACE FACILITY, MADERA COUNTY

Authority: Chapter 50/99, Item 3540-301-0001(46)
Chapter 106/01, Item 3540-301-0001(36)
Chapter 379/02, Item 3540-301-0660(19.5)

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HESPERIA FOREST FIRE STATION
RELOCATE FACILITY, SAN BERNARDINO COUNTY

Authority: Chapter 106/01

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
LASSEN-MODOC RANGER UNIT HEADQUARTERS
REPLACE AUTO SHOP AND APPARATUS BUILDING, LASSEN COUNTY

Authority: Chapter 106/01, Item 3540-301-0660(3)

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SQUAW VALLEY FOREST FIRE STATION
REPLACE FACILITY, FRESNO COUNTY

Authority: Chapter 106/01, Item 3540-301-0660(10)

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HAMMOND FOREST FIRE STATION
RELOCATE FACILITY, TULARE COUNTY

Authority: Chapter 106/01, Item 3540-301-0660(08)

a. Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds– Department of Forestry and Fire Protection, 2004 Series C, Various Forestry Projects.
2. Approve the form of and authorize the execution of a Transfer Agreement for the transfer and control of State Owned Real Property between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of Facility Leases between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Supplemental Indenture or Indenture, as necessary, between the State Treasurer and the State Public Works Board.
5. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
6. Approve and authorize the execution and delivery of an Official Statement.
7. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

TOTAL ESTIMATED PROJECT COSTS:

\$9,005,387

PULLED.

BOND ITEM

STAFF ANALYSIS – 1

Department of Forestry and Fire Protection
Various Forestry Projects

Action Requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds for these projects.

Scope Description

These projects are within scope.

Ahwahnee Forest Fire Station, Replace Facility

The construction project consists of a 12-person barracks/messhall building (2,940 SF); a 3-bay apparatus building (1,999 SF) with one office; a fuel island; paving; and all necessary utilities.

Hesperia Forest Fire Station, Relocate Facility

This project constructs a new CDF three-engine forest fire station on a new site. The new station consists of the following: a 2,929 +/- sf wood-framed living quarters (12 beds); a 1,984 +/- sf wood-framed apparatus building (1 office, 3 bays); a 512 administration building, a 100 +/- fuel building (1 pump, 1-1000 gallon fuel tank); site work; utilities, and paving.

Lassen-Modoc Ranger Unit Headquarters, Replace Auto Shop And Apparatus Building

The Legislature has approved the funding for the construction of the project including the construction of a new 5-bay Auto Shop with attached bulldozer storage, restroom and tool storage area. CDF construction activities include: an Apparatus Building, site grading, paving, curbs, sidewalks, underground utilities and site demolition. These activities are Agency Retained Items.

Squaw Valley Forest Fire Station, Replace Facility

The authorized project provides for the construction of a standard 2-engine CDF forest fire station as detailed in the CDF Facility Guide. The project includes a 12-bed barracks/messhall building, a 3-bay apparatus building, a flammable storage building, and site work.

Hammond Forest Fire Station, Relocate Facility

This project constructs a new CDF two-engine/three bay Forest Fire Station on a new site. The new station consists of the following: a 2,929 +/- sf, wood-framed living quarters (12 beds); a 1,984 +/- sf, wood-framed apparatus building (1 office, 3 bays); a 512 +/- sf administration building, a 100 +/- sf fuel building (1 pump, 1-1,000 gal. fuel tank); site work; utilities, and paving.

Funding and Project Cost Verification

These projects are within cost.

Ahwahnee Forest Fire Station, Replace Facility

\$2,100,000	total estimated project cost
\$1,841,000	project costs previously allocated from lease-revenue financing
\$178,000	project costs previously allocated from the General Fund
\$81,000	Additional project costs to be augmented from lease-revenue financing

Hesperia Forest Fire Station, Relocate Facility

\$1,688,000	total estimated project cost
\$1,509,000	project costs previously allocated from lease-revenue financing
\$179,000	project costs previously allocated from the General Fund

Lassen-Modoc Ranger Unit Headquarters, Replace Auto Shop And Apparatus Building

\$1,775,000	total estimated project cost
\$1,588,000	project costs previously allocated from lease-revenue financing
\$174,000	project costs previously allocated from the General Fund

Squaw Valley Forest Fire Station, Replace Facility

\$2,097,700	total estimated project cost
\$1,836,700	project costs previously allocated from lease-revenue financing
\$261,000	project costs previously allocated from the General Fund

Hammond Forest Fire Station, Relocate Facility

\$2,594,000	total estimated project cost
\$2,221,000	project costs previously allocated from lease-revenue financing
\$373,000	project costs previously allocated from the General Fund

CEQA

Ahwahnee Forest Fire Station, Replace Facility

A Notice of Determination was filed with the State Clearinghouse on August 07, 2000 and the waiting period expired on September 12, 2000.

Hesperia Forest Fire Station, Relocate Facility

The Department certifies CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on September 30, 1997.

Lassen-Modoc Ranger Unit Headquarters, Replace Auto Shop And Apparatus Building

The Department certifies CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on April 06, 1999 and the waiting period expired on May 06, 1999

Squaw Valley Forest Fire Station, Replace Facility

The Department certifies CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on April 6, 2001 and the waiting period expired on June 6, 2001.

Hammond Forest Fire Station, Relocate Facility

The Department certifies CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on May 21, 1997 and the waiting period expired on June 20, 1997.

Project Schedule

The project schedules are as follows:

Ahwahnee Forest Fire Station, Replace Facility

Complete construction: August 2004

Hesperia Forest Fire Station, Relocate Facility

Complete construction: September 2004

Lassen-Modoc Ranger Unit Headquarters, Replace Auto Shop And Apparatus Building

Complete construction: June 2003

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 2

**DEPARTMENT OF MENTAL HEALTH (4440)
COALINGA STATE HOSPITAL, FRESNO COUNTY
SECURED TREATMENT FACILITY**

*Authority: Chapter 324/98, Item 4440-301-0001 (1.1)
Chapter 50/99, Item 4440-301-0660 (1)
Chapter 52/00, Item 4440-301-0001 (1.5)
Chapter 106/01, Item 4440-301-0660 (1)
Chapter 157/03, Item 4440-301-0660 (1)*

a. Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds—Department of Mental Health, 2004 Series A, Coalinga State Hospital-Fresno County.
2. Approve the form of and authorize the execution of Transfer Agreement between the Department of Mental Health and the State Public Works Board.
3. Approve the form of and authorize the execution of Facility Lease between the Department of Mental Health and the State Public Works Board.
4. Approve the form of and authorize the execution of a Supplemental Indenture or Indenture, as necessary, between the State Treasurer and the State Public Works Board.
5. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
6. Approve and authorize the execution and delivery of an Official Statement.
7. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

TOTAL ESTIMATED PROJECT COSTS:

\$382,267,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 2

Department Of Mental Health
Coalinga State Hospital, Fresno County
Secured Treatment Facility

Action Requested

The requested action will adopt a resolution authorizing the sale of the lease revenue bonds for this project.

Scope Description

This project is within scope. The overall purpose of the project is to design and construct a new mental health facility for the treatment and rehabilitation of Sexually Violent Predators in a secure environment that protects the public, staff and the patients. The project includes 1,148,851 gross square feet (gsf) of building area, infrastructure development, and equipment procurement.

The maximum-security psychiatric hospital facility includes 74,379 gsf of administration, 850,722 gsf of clinical services and program, 157,041 gsf of support services, 31,115 gsf of plant operations space, and a maximum-security perimeter system. The required infrastructure developments include site grading, an electrical substation, a wastewater treatment plant, roadways and drainage systems.

The site selected for the construction of the SVP Facility is adjacent to the Pleasant Valley State Prison in Coalinga, Fresno County. The department of Mental Health notified the Joint Legislative Budget Committee on August 2, 2000, of this selected site, pursuant to requirements of the Budget Act of 2000 (Chapter 52, Statutes of 2000), Item 4440-301-0001, Provision I.

Funding and Cost Verification

This project is within cost

\$393,992,000 total project authority

\$374,047,000 project costs previously allocated from lease revenue financing

\$11,725,000 project costs previously allocated from the General Fund

\$3,025,000 project costs to be allocated from lease revenue financing

\$5,168,000 project savings

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on October 6, 2000 and the waiting period expired on November 6, 2000.

Project Schedule

The project schedule is as follows:

Complete construction:	Bid Package 2: Facilities and Infrastructure, April 2005
	Bid Package 3: Central Warehouse, June 2004
	Bid Package 4: Motor Vehicle Building, November 2004
Complete equipment:	April 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 3

CALIFORNIA COMMUNITY COLLEGES (6870)
MENDOCINO COMMUNITY COLLEGE DISTRICT
MENDOCINO COLLEGE, MENDOCINO COUNTY
Science Building

Authority: Chapter 33/02, Section 34(a)(3)(J)

CALIFORNIA COMMUNITY COLLEGES (6870)
STATE CENTER COMMUNITY COLLEGE DISTRICT
MADERA COUNTY EDUCATION CENTER, MADERA COUNTY
Academic Facilities, Phase 1B

Authority: Chapter 33/02, Section 34(a)(3)(B)

a. Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds–California Community Colleges, 2004 Series A, Various Projects.
2. Approve the form of and authorize the execution of a Site Lease between the community college districts and the State Public Works Board.
3. Approve the form of and authorize the execution of Facility Lease between the community college districts and the State Public Works Board.
4. Approve the form of and authorize the execution of a Supplemental Indenture or Indenture, as necessary, between the State Treasurer and the State Public Works Board.
5. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
6. Approve and authorize the execution and delivery of an Official Statement.
7. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

TOTAL ESTIMATED PROJECT COSTS:

\$24,366,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 3

California Community Colleges

Mendocino-Lake Community College District, Mendocino College, Mendocino County
Science Building

State Center Community College District, Madera County Education Center, Madera County
Academic Facilities, Phase 1B

Action Requested

The requested action will adopt a resolution authorizing the sale of the lease revenue bonds for these projects.

Scope Description

These projects are within scope.

Mendocino College Science Building

This project constructs a steel frame 13,000 assignable square feet (asf) science building that includes permanent laboratory space for geology, biology and organic chemistry and provides spaces to support the instructional programs. The building will also provide lecture space to serve multiple disciplines. The science laboratories include science equipment, fume hoods and other devices and systems to provide safe and controlled equipment for teacher and student experimentation. The new facility will enable the center to provide for a full complement of transfer and occupational lab courses for biology and physical science in addition to providing students at the Mendocino campus with learning resources (books, computers, and media) to support their educational and training processes.

Madera County Education Center Academic Facilities, Phase 1B

This project is the second part of Phase 1 in the construction of permanent facilities at this center. The project constructs 31,740 assignable square feet (asf) that includes permanent laboratory space for biology, physical science, computer studies, business and art instructional space, and provides for library and media spaces to support the instructional program. The project also renovates 6,440 asf of permanent space to consolidate learning resource functions including 1,530 asf laboratory and 4,910 asf library space. The building will also provide lecture space to serve multiple disciplines. The science laboratories include science equipment, fume hoods and other devices and systems to provide a safe and controlled environment for teacher and student experimentation. The new facility will enable the center to provide for a full complement of transfer and occupational lab courses for biology, physical science, computer science, business and art courses.

Funding and Project Cost Verification

These projects are within cost.

Mendocino College Science Building

\$8,475,000 total estimated project cost

\$8,475,000 project costs previously allocated: preliminary plans \$243,000 and working drawings \$267,000, construction \$7,291,000 (\$6,626,000 contracts, \$284,000 contingency and \$381,000 administration, testing and inspection) at CCCI 4019, and equipment \$674,000 at EPI 2564.

Madera County Education Center Academic Facilities, Phase 1B

\$18,657,000 total estimated project cost

\$17,886,000 project costs previously allocated: preliminary plans \$541,000 working drawings \$773,000, construction \$15,394,000 (\$13,862,000 contracts, \$732,000 contingency, \$800,000 administration, testing, inspection, construction management) at CCCI 4019, and equipment \$1,178,000 at EPI 2564

\$771,000 bid savings

CEQA

These projects are in compliance with CEQA requirements.

Project Schedule

The project schedules are as follows:

Mendocino College Science Building

Complete construction: March 2004

Madera County Education Center Academic Facilities, Phase 1B

Construction complete: July 2004

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 4

CALIFORNIA DEPARTMENT OF CORRECTIONS (5240)

REFUNDING LEASE REVENUE BONDS

Refunding Lease Revenue Bonds—Various Facilities

Authority: State Building Construction Act of 1955, Title 2, Division 3, Part 10b California Government Code

a. Adopt a resolution to:

1. Authorize the sale of State Public Works Board (SPWB) bonds to refund the SPWB Lease-Revenue Bonds—1993 Series B (Coalinga), 1993 Series D (Susanville), 1993 Series E (Madera II) (Department of Corrections).
2. Approve the form of and authorize the execution and delivery of amendments to the Facility Leases.
3. Approve the form of and authorize the execution and delivery of one or more Supplemental Indentures.
4. Approve the form of and authorize the execution and delivery of one or more amendments to Equipment Leases.
5. Approve the form of and authorize the execution and delivery of one or more Preliminary Official Statements and Official Statements.
6. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said refunding lease revenue bonds.

TOTAL PAR VALUE OF BONDS TO BE REFINANCED:

\$360,000,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 4

California Department of Corrections
Refunding Lease-Revenue Bonds—Various Prisons

Action Requested

The requested action will adopt resolution authorizing the issuance of refunding bonds for prior issuances that will be evaluated for refunding.

Scope Description

For the refunding, the maximum PAR is recommended not to exceed (the outstanding principals) with a present value savings of three percent. These issuances and their outstanding principals are listed in Appendix A of the resolution that is in your backup material. A portion of these refundings have been previously authorized by the Board; this resolution supersedes those authorizations and provides a singular authorization for refundings. While the authorization is for the entire outstanding principal, the refundings will undoubtedly be less since not all series will meet the Board's three percent threshold.

It is the Board's practice to proceed with refinancings, which produce at least three percent net present value savings over the original financings. In some instances, this requirement is waived for a portion of the maturities within an issue if the balance of the maturities merit refinancing and it makes sense to refinance the entire issue. The issues proposed for refinancing will meet this general criteria at the time of financing, or the State Treasurer will defer sale until market conditions are more favorable.

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)
SAN FRANCISCO EXCHANGE PROJECT
COUNTY OF SAN FRANCISCO
DGS Parcel No. 10100

Authority: Chapter 610/01, Section 10

a. Authorize acquisition

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 5

Department of General Services
San Francisco Exchange Project
County of San Francisco

Action Requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The project authorizes acquisition of a parking lot approximately 0.32 acres in exchange for four vacant parcels of surplus state owned property totaling approximately 0.61 acres. The property to be acquired is owned by the City and County of San Francisco (City/County). It is located adjacent to existing state facilities in the Civic Center area, City of San Francisco.

Funding and Cost Verification

This project is within cost. Chapter 610, Statutes of 2001, Section 10 provides for exchange of the State owned parcels for the property to be acquired. Based on current valuations, the State and the City/County have concluded that the fair market value of the State owned parcels exceeds the fair market value of the City/County owned parcels by \$1,005,000. The authorizing legislation provides that any value differential will be deemed as a subvention by the State augmenting the supply of affordable housing and facilitating the development of new State facilities in San Francisco.

In order to meet this subvention requirement, the City/County has agreed to transfer one of the four parcels to the Redevelopment Agency of the City and County of San Francisco (Redevelopment Agency), which owns a contiguous parcel. The Redevelopment Agency will develop a 100 percent affordable housing project on these combined parcels. This action will allow for the construction of approximately 17 additional units of affordable housing. If this parcel were not developed by the Redevelopment Agency it would be subject to a minimum local zoning requirement of 15 percent affordable housing, or approximately 2 units. Therefore, by increasing the affordable housing required on this parcel by an additional 85 percent, this exchange will result in approximately 15 units of affordable housing over and above what may have been built under existing zoning requirements. In addition, the State's acquisition of one parcel of City/County owned property will reduce the number of affordable housing units that would have been required under the existing zoning requirement by approximately 5 units. The net affect of these changes would be an increase in the supply of affordable housing by approximately 10 units.

This action appears to meet the subvention requirement in the authorizing Legislation. Based on information provided by the Redevelopment Agency, the estimated cost of constructing a two-bedroom rental unit of affordable housing with Type V construction in this redevelopment project is estimated to be approximately \$374,000. Using this data, if the State were to provide a direct cash subvention to support the construction of affordable housing equivalent to the \$1,005,000 value differential in the parcels to be exchanged, this level of funding would support the construction of approximately 3 units of affordable housing.

We note that the exchange agreement between the State and the City/County indicates that the Redevelopment Agency determined that the total property exchange would result in an increase of approximately 17 units of affordable housing. Staff has determined that approximately 10 units can be directly attributed to the exchange. However, various other factors related to the exchange and the area in which the parcels are located may facilitate a greater increase in affordable housing. These factors include:

- In 2001, the San Francisco Board of Supervisors increased the affordable housing zoning requirement from 10 percent to 15 percent on the entire Octavia Boulevard Project area, which includes the parcels to be exchanged. To the extent that this exchange facilitates the development of the parcels to be exchanged, the amount of affordable housing required would be higher than in other areas of the City/County.
- Consolidating ownership of these parcels with the City/County may increase the ability of the City/County to ensure that future development includes a housing element rather than only commercial development.
- Due to the irregular shapes of the parcels to be exchanged and those currently owned by the city, combining these parcels will likely provide for more efficient and feasible development plans, decreased setbacks, increased street access, and better design options that will accommodate more units of affordable housing than would be possible without the exchange.

Although it is difficult to determine the public value of increased affordable housing, this analysis indicates that the actions taken by the City/County to increase the supply of affordable housing by approximately 10-17 units can be deemed to reasonably meet and likely exceed the subvention requirements of the Legislation.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 11, 2002, and the waiting period expired on May 16, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow by April 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section staff conducted a site visit on April 22, 2002, of the San Francisco Land Exchange Parcel (known as Parcel B), located mid-block on the north side of Golden Gate Avenue between Franklin and Gough Streets in San Francisco, CA. The site is paved with asphalt and surrounded by a chain link fence. The current use is a parking lot. No due diligence issues were noted that would prevent site acquisition. A Preliminary Site Assessment, Phase I report is not required at this time as long as the site remains paved and is used as a parking lot or for other similar activities. A Preliminary Site Assessment, Phase I should be conducted if the site is to be developed.

Other:

- The State Public Works Board approved this project for site selection on May 10, 2002.
 - There is no relocation assistance involved with this project.
 - The property values for the parcels being exchanged are at fair market value as identified in the DGS reviewed and approved appraisal.
- The current use as a ground-level parking lot will continue unless the Legislature supports and provides funding for an alternate use.

Staff Recommendation: Authorize acquisition.

CONSENT ITEM

CONSENT ITEM – 6

**DEPARTMENT OF GENERAL SERVICES (1760)
DMH PATTON STATE HOSPITAL, 30 BUILDING A-E
SEISMIC RETROFIT PROJECT, SAN BERNARDINO COUNTY**

*Authority: Chapter 106/01, Item 1760-301-0768(12)
Chapter 379/02, Item 1760-301-0768(6)
Chapter 157/03, Item 1760-490-0768(4)(6)
Chapter 157/03, Item 1760-496-0768(6)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 6

Department of General Services
Department of Mental Health—Patton State Hospital
30 Building A-E, Seismic Retrofit Project

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project consists of a "Structural Only" Retrofit. Architectural/mechanical/electrical and hazardous material abatement costs are limited to incidental work to enable the structural retrofit. The scope is to seismically retrofit the structural system of the Patton 30 Building complex, placing it in the "acceptable" category. The structure is a two-story building consisting of four 'X'-shaped units and one 'H'-shaped unit. The building has reinforced masonry shear walls and lift slab concrete floors and roofs. This work will require approximately 200 clients at a time to be relocated during the work in their areas. It is assumed that 100 clients can be transferred to Atascadero State Hospital and 100 can be housed in the Patton EB Building.

Funding and Project Cost Verification

This project is within cost.

\$8,814,000 total estimated project costs

\$756,000 project costs previously allocated: Study (\$20,000), preliminary plans (\$316,000), and working drawings (\$420,000).

\$8,058,000 project costs to be allocated: construction (\$6,051,000 contract, \$424,000 contingency, \$1,151,000 A&E, and \$432,000 agency retained items for additional security and relocation costs) at CCCI 4100.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 24, 2002, and the waiting period has expired.

Project Schedule

The project schedule is as follows:

Approve Working Drawings:	April 2005
Complete Construction:	June 2007

Staff Recommendation: Approve preliminary plans and the authorize use of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 7

**DEPARTMENT OF GENERAL SERVICES (1760)
DMH PATTON STATE HOSPITAL, 70 BUILDING A-E
SEISMIC RETROFIT PROJECT, SAN BERNARDINO COUNTY**

*Authority: Chapter 106/01, Item 1760-301-0768(13)
Chapter 379/02, Item 1760-301-0768(7)
Chapter 157/03, Item 1760-496-0768(7)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 7

Department of General Services
Department of Mental Health—Patton State Hospital
70 Building A-E, Seismic Retrofit Project

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project consists of a "Structural Only" Retrofit. Architectural/mechanical/electrical and hazardous material abatement costs are limited to incidental work to enable the structural retrofit. The scope is to seismically retrofit the structural system of the Patton 70 Building complex, placing it in the "acceptable" category. The structure is a two-story building consisting of four 'X'-shaped units and one 'H'-shaped unit. The building has reinforced masonry shear walls and lift slab concrete floors and roofs. This work will require approximately 200 clients at a time to be relocated during the work in their areas. It is assumed that 100 clients can be transferred to Atascadero State Hospital and 100 can be housed in the Patton EB Building.

Funding and Project Cost Verification

This project is within cost.

\$8,517,000 total estimated project costs

\$336,000 project costs previously allocated: Study (\$20,000), preliminary plans (\$316,000).

\$8,181,000 project costs to be allocated: Working drawings (\$439,000), construction (\$5,757,000 contract, \$403,000 contingency, \$1,149,000 A&E, and \$433,000 agency retained items for additional security and relocation costs) at CCCI 4100.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 24, 2002, and the waiting period has expired.

Project Schedule

The project schedule is as follows:

Approve Working Drawings:	June 2006
Complete Construction:	December 2008

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 8

**DEPARTMENT OF GENERAL SERVICES (1760)
DMH PATTON STATE HOSPITAL, N BUILDING
SEISMIC RETROFIT PROJECT, SAN BERNARDINO COUNTY**

*Authority: Chapter 282/97, Item 1760-301-0768 (15)
Chapter 106/01, Item 1760-301-0001 (19)
Chapter 379/02, Item 1760-301-0768 (8)
Chapter 157/03, Item 1760-496-0768 (8)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 8

Department of General Services
Department of Mental Health—Patton State Hospital
N Building, Seismic Retrofit Project

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project consists of a “Structural Only” Retrofit. Architectural/mechanical/electrical and hazardous material abatement costs are limited to incidental work to enable the structural retrofit. The scope is to seismically retrofit the structural system of the Patton N Building complex, placing it in the "acceptable" category. The structure is a two-story building consisting of two ‘four-fingered star’ shaped units and one ‘X’ shaped unit. The building has reinforced concrete shear walls, floors and roofs. This work will require approximately 200 clients at a time to be relocated during the work in their areas. It is assumed that 100 clients can be transferred to Atascadero State Hospital and 100 can be housed in the Patton EB Building.

Funding and Project Cost Verification

This project is within cost.

\$14,579,500 total estimated project costs

\$549,500 project costs previously allocated: Study (\$102,500), and preliminary plans (\$447,000).

\$14,030,000 project costs to be allocated: Working drawings (\$766,000), Construction (\$10,403,000 contract, \$728,000 contingency, \$1,590,000 A&E, and \$543,000 agency retained items for additional security and relocation costs) at CCCI 4100.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 24, 2002, and the waiting period has expired.

Project Schedule

The project schedule is as follows:

Approve Working Drawings:	June 2008
Complete Construction:	December 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
LASSEN LODGE FOREST FIRE STATION, TEHAMA COUNTY
Relocate Facility

Authority: Chapter 157/03, Item 3540-301-0660(2)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 9

Department of Forestry and Fire Protection
Lassen Lodge Forest Fire Station–Relocate Facility

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will construct a standard CDF two-engine forest fire station. Project Scope includes construction of a 12-bed, 3,753 +/- gsf Barracks/Messhall building, a 1,999 +/- gsf 3-bay Apparatus building, a 120 +/- gsf utility storage building, a 512 +/- gsf Administrative Office building, a 475 +/- gsf generator/pumphouse building, hose wash rack, fuel facilities, paving, sewer and water systems, storm drains, all utilities connections, landscaping, fencing and other appurtenances as necessary. Demolition of the existing Lassen Lodge Forest Fire Station is also included.

Funding and Cost Verification

This project is within cost.

\$4,028,000 total estimated project costs

\$324,000 project costs previously allocated: preliminary plans

\$3,704,000 project costs to be allocated: \$276,000 working drawings, \$3,428,000 construction (\$2,766,000 contract, \$138,000, contingency, and \$524,000 A&E)

CEQA

The CEQA documentation (Negative Declaration) was filed with the State Clearinghouse on December 11, 2003 and the 30-day review period ended on January 9, 2004.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: February 2004

Complete construction: April 2005

Due Diligence Status

Due diligence is currently underway. The project is on state-owned property and there are no known issues to be resolved.

Other

Pursuant to provisional language included in the 2003 Budget Act, DOF has authorized the Department of Forestry and Fire Protection (CDF) to manage the design and construction of this project.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SAN PASQUAL BATTLEFIELD STATE HISTORIC PARK
SAN DIEGO COUNTY
DPR A37501, DGS Parcel Number 10152

Authority: Chapter 106/01, Item 3790-301-0005(27)

a. Authorize site selection

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 10

Department of General Services
Department of Parks and Recreation
San Pasqual Battlefield State Historic Park

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with the Department's 2000 Bond Opportunity Purchases Acquisition Program, without specifying particular parcels. This request will authorize site selection of approximately 1.77 acres of land, containing a 12,000 sq. ft. former school building.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(27) provides \$5,000,000 for this acquisition program. The property interest can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 19, 2002, and the waiting period expired on January 23, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is late April 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the subject property on January 17, 2003. Since that time, there have been no major changes to the property and it was determined by ESS staff that a second site visit was unnecessary. The property consists of approximately 1.77 acres with classrooms previously used by the San Pasqual Union Elementary School. Surrounding properties are agricultural, with the San Pasqual Historic Battlefield's Visitor Center in close proximity. Asbestos in the building is minimal and is contained in the vinyl composite tile in the flooring. This is common for most buildings with vinyl composite tile and as long as it is not removed, there is no asbestos issue. No lead-based paint has been used on the school property.

ESS concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings:

- (1) previous use of the site was agricultural;

- (2) based on an observation of the site and discussions with the Superintendent of the School District, there was a tank (for fueling buses) on the leased land near the said property but no breach has ever occurred;
- (3) inspections by the San Diego County Department of Environmental Health and San Diego County Stormwater Inspectors have never resulted in violations of environmental breaches;
- (4) visual inspections showed that proper containment of minimal spills of fuel and oil was made and the tank was recently moved to the new school location;
- (5) the water well has also been inspected by the City of San Diego Water Department and the County of San Diego Health Department on a quarterly basis and has shown no violations or contaminants; and,
- (6) the well is over 660 feet deep with a 125 foot sanitary seal, virtually assuring no contaminants could ever reach water depth.

ESS noted no due diligence issues that would prevent the site acquisition.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- There is no relocation assistance involved with this project.
- The subject property, including approximately 9 acre leased from the City of San Diego, served as a former elementary school since the early 1900's. The site was decommissioned as an active school in September 2001.
- This property contains a 12,000 square foot former school structure. DPR plans on using the school site as an archeological warehouse and/or interpretive center.
- Review of the Preliminary Title Report revealed the recordation of Covenants, Conditions and Restrictions, restricting the use of the site as a school yard. The Title Company is in possession of a quitclaim deed eliminating these restrictions.
- DPR estimates the need for 3 PY and ongoing costs of \$328,000 for personal services and operating expenses to provide for a minimum level of public access, maintenance, and resource protection. In addition, DPR further estimates one-time costs of \$390,000 for repairs and one-time purchase of equipment. A budget change proposal to address the above will be submitted through the normal budget process. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted,

and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary.

DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR may provide for limited resource protection.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
COAST DAIRIES PROJECT, SANTA CRUZ COUNTY
DPR A47101, DGS Parcel 10226

Authority: Chapter 379/02, Item 3790-301-6029(6)
Chapter 928/97, Item 3760-801-001(23)
Chapter 324/98, Item 3760-301-0001(0.1)

a. Authorize site selection

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 11

Department of General Services
Department of Parks and Recreation
Coast Dairies Project

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project involves acquisition of approximately 407 acres in three non-contiguous areas located in Santa Cruz County along Highway One. Approximately 7 of the acres is a single parcel containing the Historic Laguna Inn located on the east side of Highway One. The remaining 400 acres consists of two narrow non-contiguous strips of land on the coast side of Highway One. The town of Davenport is roughly centered between these two strips of coastline.

Funding and Project Cost Verification

This project is within cost. Chapter 928/97, Sec. 23, Item 3760-801-001 provided \$ 1,000,000 in funding and Chapter 324/98, Item 3760-301-0001(0.1) provided \$5,000,000 via State Coastal Conservancy (SCC) Grant No. 98-071 to California non-profit organization, Trust for Public Lands (TPL), to acquire some 6,831 acres of coastal land. TPL utilized this grant in 1998 to acquire the company that owned the 6,831 acres, Coast Dairies and Land Company, Inc, (Coast Dairies). That acquisition included the approximately 407 acres to be transferred to the Department of Parks and Recreation (DPR) at no additional cost to the state, except for overhead and estimated closing costs. Chapter 379/02, Item 3790-301-6029(6) provides Proposition 40 funds to DPR for statewide acquisitions, and there are sufficient funds to pay for the estimated \$25,000 in overhead costs for DGS staff time and closing costs to acquire this property from the owner.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 6, 2004, and the waiting period expires on March 12, 2004.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2004.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to the Coast Dairies properties on January 15, 2004. The proposed acquisition consists of a total of approximately 407 acres; of these, 400 acres are located along the coast, west of Highway One, near the town of Davenport in Santa Cruz County, California. The other 7 acres contain the historic Laguna Inn, and is located on the east side of Highway One, approximately 2-miles south of Davenport.

The 407 acres are a portion of the 7,500 acres that originally comprised the Coast Dairies property which had a long history of use for agricultural, logging, mining, and residential purposes. The 7,500 acres is effectively divided into three distinct areas:

- 407 acres for acquisition by DPR (400 acres west of Highway One and the 7.2-acre parcel east of Highway One containing the historic Laguna Inn)
- Upland Area – to be acquired by the Bureau of Land Management.

- Agricultural Area (between the Upland Area and Highway One) – to be acquired by Agriculture.

A "**DRAFT**" Phase I Environmental Site Assessment (ESA) report (Volume 1) prepared by Erler & Kalinowski, Inc. (EKI) on June 8, 1998 was reviewed by ESS staff and found to be in accordance with American Society for Testing and Materials (ASTM) standards. The ESA report identified many areas of potential environmental impacts; some of those areas of concern are located on the parcels to be acquired by the Department of Parks and Recreation. EKI conclusions and recommendations for the DPR parcels are as follows:

- Additional areas of chemical use, handling, storage or disposal are likely present on the subject property that has not been investigated. Given the current use of the subject property and the restricted access to many areas; this may not pose a particular concern regarding potential human health exposures. However, if changes in use or construction activities are contemplated in the future, investigations of the specific area may be warranted. This concern would be applicable to the coast-side portion of the Fambrini Farm, e.g., the portion of the Fambrini Farm housing agricultural chemical storage.
- The farming operations on the subject property include several regulated activities such as the application of pesticides and the presence of housing for farm workers. No compliance audit has been conducted regarding issues such as whether pesticide storage, handling and the application procedures are conforming; whether asbestos or lead are present in the residences; or the quality of drinking water provided in the residences. This concern would apply to portions of the Fambrini Farm located west of Highway 1.
- Elevated concentrations of petroleum hydrocarbons and related chemicals of concern (COCs) were detected in the area of a removed UST on the Fambrini Farm, i.e., coastal side/west of Highway 1. Benzene and toluene were detected at concentrations above the EPA PRGs. The Regional Water Quality Control Board (RWQCB) and officials of Santa Cruz County should be consulted to determine if additional investigations or remediation are warranted. A "clean closure" letter should be obtained from the appropriate authority, e.g., RWQCB.

Limited soil and groundwater sampling and laboratory analyses conducted by EKI indicated that releases of chemicals of concern have occurred at the subject property related both to agricultural use and underground storage tanks utilized for storage of petroleum hydrocarbons. The nature and extent of such releases has not been fully characterized (EKI letter to Ms. Ann Cole of the Trust for Public Land, June 8, 1998).

Additional observations and/or potential concerns seen during the site visit were:

- Possible mixing and storage of chemicals on the parcels designated as the Seaside Ranch (aka Mondo Ranch).
- Tenants residing on the Seaside Ranch parcel have a long-term lease and own the buildings, but not the land (personal communication).
- Active Union Pacific rail line bisects the Fambrini Farm property between the Coast and Highway One.
- An underground PG & E gas pipeline crosses the Fambrini Farm property between the Coast and Highway One.

- A concrete irrigation pond, e.g., perhaps viewed as an attractive nuisance, is located on the Fambrini Farm property between the Coast and Highway One.
- Asbestos pipe(s) were observed on the Fambrini Farm property.
- As of the date of the site visit, no closure letter had been issued by the RWQCB regarding the PAH contamination resulting from removal of a UST on the Fambrini Farm.

Other

- This acquisition is a 407 acre portion of a real estate purchase by the Trust for Public Lands (TPL) using \$6 million in state funds (please see Funding and Project Cost Verification for details) for acquisition of all assets of Coast Dairies and Land Company, Inc. (Coast Dairies). The assets consisted primarily 6,831 acres of land along Highway One near Davenport. Title is held by Coast Dairies which is owned by TPL. TPL proposes to transfer the entire 6,831 acres into government ownership. DPR will receive approximately 407 acres including the Historic Laguna Inn, the balance will be transferred to the Bureau of Land Management (BLM); these transfers will be subject to the terms of the original SCC grant agreement.
- The property is under Williamson Act contract. Notification will be submitted to the Department of Conservation advising the Director of the State's proposed acquisition of Williamson Act contracted land prior to the State Public Works Board acquisition approval.
- Based on the leases currently in effect, the state will receive approximately \$34,962 in annual rental income.
- There are four tenants under five separate farm leases covering approximately 250 acres who will continue to farm the land under the terms of their leases. There is also one tenant who occupies the Historic Laguna Inn on a month-to-month tenancy at no cost in exchange for doing a number of specific tasks and improvements at no cost. The earliest expiration of a farm lease is March 31, 2004, and the latest, assuming an option by the tenant to renew is exercised, is December 31, 2021. Because the tenancies will continue through the term of the existing leases, therefore, no relocation assistance issues are involved on the subject property at this time.
- There is an area where an underground storage tank was removed on the Fambrini lease for this acquisition that will need to be remediated. This acquisition will be contingent on the owner Coast Dairies getting a closure letter from the Regional Water Quality Control Board (RWQRB) prior to the close of escrow that there is no environmental damage to the surrounding area.
- The Historic Laguna Inn is a historic structure that is located on the property. DPR is aware that the State Historic Preservation Office (SHPO) will need to be consulted regarding any remodeling/alteration/demolition of the building. This will be done after the close of escrow.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- There is no implied dedication involved in this project.
- DPR estimates the need for 9 PY and ongoing costs of \$1,413,000 for personal services and operating expenses to provide for public safety, public access, resource protection, and maintenance. In addition, DPR further estimates one-time costs of \$1,003,000 including fencing, signage, portable toilets, baseline resource studies, removal of exotic plant infestations, and one-time purchase of equipment. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations

may not be available. Until future funding is approved, and pending the availability of existing funds, DPR will provide for limited public safety patrol and resource protection.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 12

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA BORREGO DESERT STATE PARK, HORSE CANYON
RIVERSIDE COUNTY
DPR Parcel Number A45201, DGS Parcel Number 10199

Authority: Chapter 379/02, Item 3790-301-6029(6)

a. Authorize site selection

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 12

Department of General Services
Department of Parks and Recreation
Anza Borrego Desert State Park, Horse Canyon

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with Proposition 40 without specifying particular parcels. This request will authorize the site selection of approximately 1,298 unimproved acres as an addition to Anza Borrego Desert State Park in the County of Riverside.

Funding and Cost Verification

This project is within cost. Proposition 40, Chapter 379/02, Item 3790-301-6029(6) provides \$40,000,000 for this acquisition program. There is a sufficient account balance to pay the total project costs outlined below. The property interest can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 1, 2003, and the waiting period expired on May 5, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Anza Borrego Desert State Park Horse Canyon property on January 27, 2004. The acquisition consists of two sections (T8S, R4E, Sections 1 & 11) of undeveloped land comprising approximately 1300 acres in upper Horse Canyon. The property has been identified as mountain lion and bighorn sheep habitat. Native American cultural resource sites e.g., bedrock mortars, lithic scatters, etc., have been identified on both parcels.

A Phase I Environmental Site Assessment report was not available for this property and is not deemed necessary given the physical setting of the parcel. No potential problems with hazardous materials were observed during the ESS site visit and the property is compatible with the proposed future use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the State free and clear of any mortgages or liens.
- The property is vacant and unimproved.

- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- Access to the subject property is via the existing Anza Borrego Desert State Park.
- DPR estimates the need for 2 PYs and ongoing costs of \$253,000 for personal services and operating expenses to provide for public safety, a minimum level of public access, resource protection and maintenance. In addition, DPR further estimates one-time costs of \$103,000 for, baseline studies, fencing, signage, and one-time purchase of equipment. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR will provide for limited cultural and resource protection.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 13

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
JEDEDIAH SMITH REDWOODS STATE PARK, DAVIS
HUMBOLDT COUNTY
DPR A40601, DGS Parcel Number 10235

*Authority: Chapter 52/00, Item 3790-301-0005(10)
as reappropriated by Chapter 157/03, Item 3790-490-0005(1)(10)*

a. Authorize site selection

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 13

Department of General Services
Department of Parks and Recreation
Jedediah Smith Redwoods State Park, Davis

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature approved funding for the purchase of interest in lands that meet criteria established for a Proposition 12 Acquisition Program. This request will authorize site selection of an approximately 10-acre parcel of land as an addition to the Jedediah Smith Redwoods State Park.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0005(10) as reappropriated by Chapter 157/03, Item 3790-490-0005(1) (10) provides \$5,000,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total project costs outlined below. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 28, 2003, and the waiting period expired on April 4, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is May 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Davis property just south of Crescent City in January 2001. The Department of Parks and Recreation acquisition consists of a small residential property at the edge of Jedediah Smith Redwoods State Park in the County of Del Norte.

The property consists of an open, low-lying area at the base of a ridge; the parcel has some pasture and limited redwood forest typical North Coast. It is accessible by a driveway from Highway 1. The property contains a small, single-family home. The site has some natural areas, but is principally developed with the residence, landscaping, and materials storage. While the improvements are modest, there was evidence on this property of potential petroleum contamination so ESS staff is working with the property owner Save the Redwoods League to determine if a formal preliminary site assessment is necessary. An alternative to a formal assessment would be additional evidence all the nuisance conditions have appropriately abated. However, the site is potentially valuable to the state park as a future hiking trail access point so its disturbed condition is not inappropriate for the future use contemplated by State parks.

Other:

- The owner, a non-profit organization, has offered to sell the properties to the state at fifty percent (50%) of the market value approved by the Department of General Services (DGS) with the condition that a use restriction agreement be recorded requiring the state to use the property for state park purposes. This restriction can be lifted if the property is declared surplus to the state's needs or the State Public Works Board recommends that a transfer to another state agency is necessary for higher and better public purpose. If the use restriction is removed, DPR will be required to pay 50% of the current market value of the property to the prior owner, excluding the value any State improvements.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is improved with single family residence that is occupied by a DPR employee.
- There is no relocation assistance involved with this project.
- DPR estimates the need for ongoing costs of \$2,000 for operating expenses to provide for public safety, a minimum level of public access, and maintenance. In addition, DPR further estimates one-time costs of \$4,000 for repairs. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR may provide for limited cultural and resource protection.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 14

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUMBOLDT LAGOONS STATE PARK, COOK AND EEL RIVER SAWMILLS
HUMBOLDT COUNTY
DPR A40501, A40502, DGS Parcel Numbers 10236, 10237

*Authority: Chapter 52/00, Item 3790-301-0005(10)
as reappropriated by Chapter 157/03, Item 3790-490-0005(1)(10)
Chapter 106/01, Item 3790-301-0005(28)*

a. Authorize site selection

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 14

Department of General Services
Department of Parks and Recreation
Humboldt Lagoons State Park, Cook and Eel River Sawmills

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature approved funding for the purchase of interest in lands that meet criteria established for a Proposition 12 Acquisition Program. This request will authorize site selection of approximately 184 acres of forest land in three roughly rectangular Assessor's parcels, two of which are contiguous to the Humboldt Lagoons State Park. The third parcel (14 acres) is not contiguous to the park but connects at one point on the quarter section line to the largest parcel (150 acres).

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(28) provides \$4,318,000, Chapter 52/00, Item 3790-301-0005(10) as reappropriated by Chapter 157/03, Item 3790-490-0005(1) (10) provides \$5,000,000 for this acquisition program. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 28, 2003, and the waiting period expired on April 4, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2004.

Condition of Property

Cook Property - Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Cook property near Stone Lagoon in January 2001. The Department of Parks and Recreation acquisition consists of an approximately 160-acre parcel at the edge of Redwood National Park in the County of Del Norte.

The property consists of a hillside section of second-growth redwood forest and typical North Coast plant communities. The property is accessible from Old Highway 1. The property contains an electrical transmission corridor, but is otherwise in a near-natural state. The property has no remarkable improvements or conditions of concern. Given the open space setting and condition of this property, ESS staff determined a formal preliminary site assessment was not warranted for this acquisition.

While ESS staff has not re-visited the site since the original inspection, its steep terrain and limited access effectively prevent activities that might otherwise require a new inspection. The owner, Save the Redwoods League, also has an effective land management program to prevent

damage to the site's resources, illegal dumping and harvesting, etc. Accordingly, an additional site inspection was not deemed necessary for this transaction.

Eel River Sawmill Property - Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Eel River Sawmill property near Stone Lagoon in January 2001. The Department of Parks and Recreation acquisition consists of an approximately 20-acre parcel at the edge of Redwood National Park in the County of Del Norte.

The property consists of a small, hillside section of second-growth redwood forest and typical North Coast plant communities. The property is accessible from Old Highway 1. The property is in a near-natural state except for past old-growth logging. The property has no remarkable improvements or conditions of concern. Given the open space setting and condition of this property, ESS staff determined a formal preliminary site assessment was not warranted for this acquisition.

While ESS staff has not re-visited the site since the original inspection, its steep terrain and limited access effectively prevent activities that might otherwise require a new inspection. The owner, Save the Redwoods League, also has an effective land management program to prevent damage to the site's resources, illegal dumping and harvesting, etc. Accordingly, an additional site inspection was not deemed necessary for this transaction.

Other:

- The owner, a non-profit organization, has offered to sell the properties to the state at fifty percent (50%) of the market value approved by the Department of General Services (DGS) with the condition that a use restriction agreement be recorded requiring the state to use the property for state park purposes. This restriction can be lifted if the property is declared surplus to the state's needs or the State Public Works Board recommends that a transfer to another state agency is necessary for higher and better public purpose. If the use restriction is removed, DPR will be required to pay 50% of the current market value of the property to the prior owner, excluding the value any State improvements.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
 - The property is vacant and unimproved and no relocation assistance is involved with this project.
 - The United Indian Health Services (UIHS) acquired an easement on the property in 1978 which includes the right to take water from the creek, install a water tank, and install and maintain water lines. The seller is in the process of obtaining a quitclaim of these rights from (UIHS).
 - The westerly 20 acre parcel is encumbered with one recorded non-exclusive private road easement. The 14 acre parcel contains one logging truck road easement and three non-exclusive private road easements over existing roads. The 150 acre parcel is free of recorded road easements. Most of the road easements are blanket easements because legal descriptions were not recorded with the deeds to define the specific location of the roads. While this is not an ideal situation, it is typical of this region. The easement documents do not provide for construction of new roads only the continued use of existing roads, which were considered in the valuation of the property.
 - DPR estimates the need for 1 PY and ongoing costs of \$129,000 for personal services and operating expenses to provide for public safety, a minimum level of public access,

resource protection and maintenance. In addition, DPR further estimates one-time costs of \$51,000 for minimal boundary survey, and one-time purchase of equipment. A budget change proposal to address the above will be submitted through the normal budget process. DPR has provided this information as its best estimate of initial needs.

The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR will provide for limited patrol and limited resource protection.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 15

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
BIDWELL-SACRAMENTO RIVER STATE PARK, (BRAYTON)
BUTTE COUNTY
DPR Parcel Number A44702, DGS Parcel Number 10221

Authority: Chapter 379/02, Item 3790-301-6029(6)

a. Authorize site selection

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 15

Department of General Services
Department of Parks and Recreation
Bidwell-Sacramento River State Park, (Brayton)

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature included an appropriation to the Department of Parks and Recreation (DPR) from Proposition 40: California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund for new acquisitions for the State Park System without specifying particular parcels. This request will authorize site selection of fee simple interest in approximately 44.8 acres. The property contains one small dwelling, a walnut orchard and wooded/riparian habitat. The property is to be acquired as an addition to the Bidwell-Sacramento River State Park.

Funding and Cost Verification

This project is within cost. Chapter 379/02, Item 3790-301-6029(6) provides funding for this acquisition in fee simple interest and associated overhead for the real property. The property can be acquired with the remaining funds and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 26, 2004, and the waiting period expired on March 1, 2004.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is May 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Flint Brayton Farms, Bidwell Sacramento River State Park parcel on December 3, 2003. The acquisition consists of 44.8 gross acres of walnut orchard and wood/riparian habitat. The parcel lies within an agricultural area of Butte County, California. The Sacramento River is located west of the subject property. The current and historic use of the land is agriculture. A small 0.84-acre homesite, surrounded by a small berm for flood protection, is located on the property. The age of the dwelling suggest the possibility of lead/asbestos in some of the building materials. Irrigation water is provided by an agricultural well and electricity is provided to the pump by overhead lines to a sub-panel and underground lines from the sub-panel to the pump. The parcel will continue to be managed as a walnut orchard and eventually restored to natural habitat.

A Phase I Environmental Site Assessment report was prepared for this site by Hanover Environmental Services, dated January 5, 2004. ESS staff finds the report consistent with ASTM standards. The assessment revealed no evidence of recognized environmental conditions in connection with the subject property. No other potential problems with hazardous materials, e.g., ground and/or vegetation staining were observed during the ESS site visit and the property is compatible with the proposed future uses.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
 - The property contains a small residential dwelling and is improved with a walnut orchard. The owner asserts the residence is vacant and the property is not occupied, leased or licensed to third party.
 - The property is encumbered by the California Land Conservation Act of 1965 (Williamson Act). The Department of Conservation has been notified that the state is considering the acquisition of the property.
 - The property lies within the Sacramento River Reclamation District.
 - Two road easements are recorded on the property, one is a legally described 60 foot wide road bisecting the southeasterly portion of the property, the other does not have a defined location in the recorded document.
 - DPR estimates the need for 1 PY and ongoing costs of \$146,000 for personal services and operating expenses to provide for public safety, a minimum level of public access, resource protection and maintenance. In addition, DPR further estimates one-time costs of \$126,000 for fencing, signage, trails, one-time purchase of equipment, and restoration of the riparian habitat. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR may provide for limited resource protection and limited public access.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 16

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
PIGEON POINT LIGHT STATION STATE HISTORIC PARK
SAN MATEO COUNTY
DPR Parcel Number A44101, DGS Parcel Number 10183

*Authority: Chapter 106/01, Item 3790-302-0005(13)
Chapter 106/01, Item 3790-301-0005(29)*

- a. Approve project scope and cost
- b. Authorize site selection

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 16

Department of General Services
Department of Parks and Recreation
Pigeon Point Light Station State Historic Park

Action Requested

The requested action will approve project scope and cost and will authorize site selection for this project.

Scope Description

In the 2001 Budget Act, \$4,000,000 was approved for acquisitions at Pigeon Point Light Station State Historic Park in the Bolsa Point and Whaler's Cove areas. The Governor's signing message further directed the Department of Parks and Recreation (DPR) to allocate an additional \$1,000,000 from the 2000 Bond Habitat Acquisition Program for this purpose. The project was added without a defined scope. This action would approve the project scope as follows. The project will acquire three separate properties commonly referred to as Whaler's Cove (approximately 3 acres), Pigeon Point Lighthouse Ranch (approximately 19 acres), and Bolsa Point (approximately 42 acres) for the purposes of restoring and protecting the unobstructed view of the Pigeon Point Lighthouse from Highway 1, allowing public access to bluffs and beaches adjacent to the park, and for the protection of valuable coastal habitat. This request would further authorize site selection these properties: Whaler's Cove (2.8 acres), Pigeon Point Lighthouse Ranch (19 acres), and Bolsa Point Beach (41.7 acres). Bolsa Point Beach is not contiguous to the other two parcels, but all three are contiguous to Pigeon Point Lighthouse. Pigeon Point Lighthouse is currently operated and managed by the DPR.

Funding and Cost Verification

Chapter 106/01, Item 3790-302-0005(13) provides \$4,000,000 and Item 3790-301-0005(29) provides \$1,000,000 for this acquisition in fee simple interest and associated overhead for the real property. The property interest will be acquired within the funds available.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 15, 2004, and the waiting period expired on February 19, 2004.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Pigeon Point Lighthouse properties on January 7, 2004. The acquisition consists of approximately 63.5 acres comprised of three parcels located west of the Pacific Coast Highway in San Mateo County. The parcels are vacant coastal lands.

A Phase I Environmental Site Assessment (ESA) report prepared by Krazan & Associates, Inc. on May 2000 was reviewed by ESS staff and found to be in accordance with American Society for Testing and Materials (ASTM) standards.

The Phase I ESA covers only the Whaler's Cove parcel. No evidence of recognized environmental conditions in connection with the subject property was identified in the Phase I ESA report. As part of the site history, Krazan & Associates, Inc. submitted a records request to the County of San Mateo Building Department (CSMBD) for the subject site. "According to CSMBD officials, some records were on file for the subject site. However, at the time of Krazan's request, the records were not available for review or copy. Upon receipt of the records, a letter will be prepared discussing the information in the records and any modifications to the conclusions of this report (Krazan 2000:8)."

In a letter dated May 23, 2000, Krazan summarizes their review of the CSMBD records for the subject property: "No permits for items such as underground storage tanks or other structures commonly associated with the storage of hazardous materials were provided by the CSMBD. Based on this additional information, the conclusions and recommendations presented in the ESA do not change." ESS staff concurs with the findings and recommendations contained in the Phase I ESA report and follow-up letter prepared by Krazan & Associates, Inc.

All buildings on the Whaler's Cove parcel that were identified at the time of the Krazan ESA site visit in May of 2000 have since been removed. Additionally, there are no improvements on the Lighthouse Ranch Beach parcel or Bolsa Point Ranch parcel. No potential problems with hazardous materials, e.g., ground and/or vegetation staining was observed during the ESS site visit and the property are compatible with the proposed future use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- There is no relocation assistance involved with this project.
- The property is vacant and unimproved and is located in the Coastal Zone. A Coastal Development Permit, Number 95-0022, was approved for demolition of structures on the Whaler's Cove property. The owner demolished the structures including warehouse buildings and the partially completed Pigeon Point County Inn.
- A 1977 property survey identified a fence line that encroaches on the Bolsa Point Ranch parcel.
- The owner has entered into an "Agreement for Obligations" with the previous owner, which was recorded 2/15/2002. The agreement contains certain conditions related to indemnification and release for hazardous waste. The owner will indemnify and hold the state harmless with regard to all conditions of this agreement.
- A third party reserved mineral interests in 1949 with the right of access for the extractions of oil, gas, hydrocarbons, etc. Investigation of the potential risk of the mineral owner exercising this right and the impact of the property will be undertaken.

- DPR estimates the need for 2 PYs and ongoing costs of \$133,000 for personal service and operating expenses to provide for public safety, a minimum level of public access, resource protection, and maintenance. In addition, DPR further estimates one-time costs of \$38,000 for one-time purchase of equipment. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR may provide for limited patrol and resource protection.

Staff Recommendation: Approve project scope and cost and authorize site selection.

CONSENT ITEM

CONSENT ITEM – 17

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
PRAIRIE CITY STATE VEHICULAR RECREATION AREA, YOST ACQUISITION
DPR A46000, DGS Parcel Number 10228

Authority: Chapter 106/01, Item 3790-301-0263(5)
Chapter 379/02, Item 3790-301-0263(3)
Chapter 379/02, Item 3790-301-0263(5)
Chapter 157/03, Item 3790-301-0263(3)

- a. Approve scope change**
- b. Authorize site selection**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 17

Department of General Services
Department of Parks and Recreation
Prairie City State Vehicular Recreation Area, Yost Acquisition

Action Requested

The requested action will authorize scope change and site selection for this project.

Scope Description

This project is not within scope. The Legislature approved funding for the Department of Parks and Recreation (DPR) for the acquisition of two parcels of property adjacent to Prairie City State Vehicular Recreation Area (SVRA) for use as buffer land. These parcels were both owned by GenCorp. Once DPR was notified that GenCorp was not willing to sell the property, DPR requested a scope change to acquire other buffer land from other willing sellers in the area. This request was approved in July 2003, enabling DPR to purchase approximately 668-acres, known as the Deer Creek Hills property, for approximately \$1.9 million.

Parks is now requesting authority to use the remaining balance of this appropriation for the acquisition of approximately 211 acres of land, known as the Yost property that will provide additional buffer land at Prairie City SVRA. The Yost property is contiguous to the Prairie City SVRA. The Off-Highway Vehicle Commission approved the acquisition of this property on February 2, 2003. A scope change letter was sent to the Legislature on February 17, 2004.

Funding and Cost Verification

This project is within cost. If the scope change is approved, the project will be within cost. Sufficient funds remain within the appropriations listed to fund this acquisition.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 23, 2004 and the waiting period expired on February 27, 2004.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Yost Prairie City property on February 6, 2004. The Department of Parks and Recreation (DPR) acquisition consists of approximately 211 acres within the boundaries of the Prairie City State Vehicular Recreation Area (SVRA) in the County of Sacramento.

The property provides a land use buffer area for the surrounding properties and possible future expansion of recreational vehicle activities for the SVRA. It also has possible riparian and recovering woodland, notably cottonwoods, and, in some areas, possible vernal pools. However, three-fourths of the surface area of the property has been affected by gold and gravel mining and has, therefore, been disturbed. The property has value to the Off Highway Vehicle (OHV) Division of State Parks due to its continuity with other parcels of the established park and the consequence of not acquiring the site, given other offers by the private and public sector.

The site selection visit by ESS determined that an Environmental Site Assessment (ESA) Phase I (Phase I) report is required prior to State acquisition. ESS is preparing a scope of work for the Phase I report and recommends possible limited soil sampling (a Phase II report), to determine potential liability of the State. The Phase I/II report will recommend action to be taken by the State prior to pursuing an acquisition of the parcel. The report will be prepared in accordance with the American Society for Testing and Materials (ASTM) standards, set pursuant to 1980 federal law (CERCLA).

ESS will review the Phase I/Phase II report and identify possible further actions to be taken to limit the State's future liability prior to approval review by the Public Works Board for acquisition. The Phase I/II report will recommend possible action that the State may pursue with the property owner prior to acquisition, limiting the potential liability and/or costs in acquiring the property. Following is a listing of areas of environmental areas of concern noted during the site selection visit:

- Two above ground storage tanks, decommissioned, but without County permits for clean closure. The Phase I/II will address possible cost of tank removal and remediation of soil, if required.
- Two underground tanks, emptied approximately 20 years ago, filled with sand and mounded partially above-ground, and abandoned. These tanks were abandoned prior to County requirements for clean closure review. Because these tanks were removed from underground and emptied prior to enactment of County regulations which require a "clean closure" letter from the appropriate authority, e.g., RWQCB, limited soil sampling in the tank area has been requested. The Phase I/II will address possible cost of tank removal and remediation of soil, if required.
- Areas containing scrap metal, abandoned automobiles/equipment and recreational vehicles. According to conversations with the property owner and ESS staff, the property owner is attempting to remove all scrap metal, abandoned automobiles/equipment and recreational vehicles from the property prior to the State's acquisition. The Phase I/II will address possible costs of removal if the property owner does not believe he can complete this cleanup prior to State acquisition. Clean up of these areas has already begun by the property owner and will be assessed in the Phase I/II report for potential cost to the State if the property owner cannot complete these activities prior to State acquisition.
- Teichert Quarry Mining Lease and Operations-The Phase I/II will review the mining operations, term of lease and potential liability issues due to hazardous materials used on site. Records of operations will be reviewed.
- An easement for the potential long-term lease holds for a radio tower onsite.

ESS recommends that DPR consider the lease agreement with Teichert for continuing operations and their Mining Reclamation Plan prior to the State acquisition to ensure that plans for shut-down (closure) of the mining operations is consistent with planned use by the SVRA.

Other:

- The seller approached Parks with an offer to sell this property. If the State is unable to negotiate a price other than the seller's asking price, DPR will need to use funds appropriated for Statewide Off-Highway Vehicle Opportunity Purchases in the 2001, 2002 and 2003 Budget Acts.
- The seller has requested that, after an initial down payment, the remaining balance be paid out in annual payments over a period of 10 years. If required, the State could meet these terms by setting up a special deposit fund.

- Approximately 50 acres of the Yost property is leased for gravel extraction. The royalties have generated revenues of approximately \$200,000 to \$250,000 annually. This lease expires in June 2007 with an option by Lessee to extend until 2012. There is also a cellular tower site encumbering approximately 0.2 acres that yields approximately \$8,500 annually. DPR proposes to take title to the property subject to these leases and allow them to run out their respective lease-hold term.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property.
- The property is improved with four mobile/modular homes. The property owner and his wife and a caretaker and his wife reside on the property. Both residents are entitled to relocation assistance, estimated to be \$200,000. These costs will be paid from the existing acquisition appropriations.
- No change of use would take place on the property until the OHMVR Commission approves plans for its future use and development, appropriate CEQA documentation is completed, and additional resources were provided through the normal budget process.
- DPR estimates the need for one PY and ongoing costs of \$186,000 for personnel services and operating expenses to provide for public safety, public access, resource protection, and maintenance. In addition, DPR further estimates one time costs of \$323,000 for fencing, signage, general plan, resource inventory, and one-time purchase of equipment. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR may provide for limited patrol and resource protection. Until future funding is approved, and pending the availability of existing funds, DPR will provide for limited resource protection.

Staff Recommendation: Approve scope change and site selection.

CONSENT ITEM

CONSENT ITEM – 18

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
RICHARDSON GROVE STATE PARK, FORSTER-GILL & HOSTETTER
HUMBOLDT COUNTY
DPR Parcel Number A40801 DGS Parcel Number 10234

Authority: Chapter 106/01, Item 3790-301-0005(28)

a. Authorize site selection

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 18

Department of General Services
Department of Parks and Recreation
Richardson Grove State Park, Forester-Gill & Hostetter

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature approved funding for the purchase of interest in lands that meet criteria established for a Proposition 12 Acquisition Program. This request will authorize site selection of an approximately 51-acre parcel of land contiguous to the Richardson Grove State Park.

Funding and Cost Verification

This project is within cost. Chapter 106/01, 3790-301-0005(28) provides \$4,318,000 for this acquisition program. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on March 28, 2002, to the Forster-Gill/Hostetter parcel, a proposed acquisition for

Richardson Grove State Park. The acquisition consists of approximately 50 acres of wilderness, i.e., tree covered property. There were no obvious signs of dead trees or active logging. The following two minor issues should be addressed on the property prior to acquisition:

- A plugged drainage pipe and evidence of erosion cutting back the roadway on the property.
- A telephone wire was strung across the road and looped through the trees on the property. The neighbors present at the site did not know if the phone line was "legal" or something "cribbed" together by unknown persons.

There are no improvements, e.g., industrial uses, fuel storage, waste disposal, etc., on the property that would raise a concern for migration of hazardous materials. Given the current condition of the subject property and its prior land use, ESS staff recommends that a Phase I Site Assessment is not necessary. No potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use.

Other:

- The owner, a non-profit organization, has offered to sell the properties to the state at fifty percent (50%) of the market value approved by the Department of General Services (DGS) with the condition that a use restriction agreement be recorded requiring the state to use the property for state park purposes. This restriction can be lifted if the property is declared surplus to the state's needs or the State Public Works Board recommends that a transfer to another state agency is necessary for higher and better public purpose. If the use restriction

is removed, DPR will be required to pay 50% of the current market value of the property to the prior owner, excluding the value any State improvements.

- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
 - The property is vacant and unimproved and no relocation assistance is involved with this project.
 - The property is heavily forested and the appraisal estimates 82% of the property value is timber and 18% land value. The property is subject to a water collection system and water line easement, private road easement and poleline easement; all three are blanket easements without detailed legal descriptions.
 - Minerals were reserved by third parties in an deed recorded in 1911, together with the right to enter the property and prospect, drill or explore for oil, mineral, petroleum or asphalt products and maintain any and all necessary derricks, pumps, pipelines, roads or other structures. DPR will research and report on the likelihood the third party would exercise its mineral rights and the potential impact to the state's use of the property.
 - DPR estimates a need for an additional 2 PY and ongoing costs of \$131,000 for personal services and operating expenses. In addition, DPR further estimates one-time costs of \$10,000 for road repair and a boundary survey. Any request for future staffing, operating, and maintenance costs will be considered through the normal budget process. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until additional funding is provided and pending availability of existing funding, DPR will provide limited resource protection.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 19

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA INSTITUTION FOR MEN, SAN BERNARDINO COUNTY
Cell Security Lighting, Reception Center Central Facility

Authority: Chapter 379/02, Item 5240-301-0001(4)
Chapter 157/03, Item 5240-302-0747(2)

a. Approve use of Inmate Day Labor

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 19

Department of Corrections
California Institution for Men, San Bernardino County
Cell Security Lighting, Reception Center Central Facility

Action Requested

The requested action will approve the use of Inmate Day Labor resources pursuant to Public Contract Code Section 10103.5 to complete the construction phase.

Scope Description

This project is within scope. The project consists of replacing all existing light fixtures and switch plates with new maximum-security materials. The new fixtures, consisting of two fluorescent bulbs, will be installed in 562 cells. Additionally the project includes new electrical wiring, lighting panels, and override switches located at the panels to allow staff to turn individual cell lights on or off as needed to override the switch controlled by the inmates.

Construction will be split into two phases. Phase I Construction includes the purchase of materials for the entire project and the installation of the new lighting fixtures in approximately 40 percent of the cells. Phase II Construction will consist of the installation of the new lighting fixtures in the remaining 60 percent of the cells and the purchase of miscellaneous materials to complete the project.

Funding and Project Cost Verification

This project is within cost. A proposal to provide funding for Phase II Construction is included in the Governor's Budget for fiscal year 2004/2005.

\$2,049,000 total estimated project cost

\$1,380,000 project costs previously allocated: preliminary plans \$130,000; working drawings \$155,000; and Phase I construction \$1,095,000 (\$795,000 contract; \$50,000 contingency; \$73,000 agency retained; \$177,000 project administration)

\$669,000 project costs to be allocated: Phase II construction \$669,000

CEQA

This project is exempt from CEQA because the renovations are internal to an existing structure.

Project Schedule

The project schedule is as follows:

Approval of working drawings:	March 2004
Begin Phase I Construction:	March 2004
Begin Phase II Construction:	November 2004
Complete Construction:	August 2005

Due Diligence Status

Completed on January 22, 2004

Staff Recommendation: Approve the use of Inmate Day Labor.

CONSENT ITEM

CONSENT ITEM – 20

DEPARTMENT OF CORRECTIONS (5240)
DEUEL VOCATIONAL INSTITUTION, SAN JOAQUIN COUNTY
Infirmary Heating, Ventilation, and Air-Conditioning (HVAC)

Authority: Chapter 106/01, Item 5240-301-0001(7)
Chapter 379/02, Item 5240-301-0001(3)
Chapter 157/03, Item 5240-302-0747(1)

a. Approve use of Inmate Day Labor

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 20

Department of Corrections
Deuel Vocational Institution, San Joaquin County
Infirmary Heating, Ventilation, and Air-Conditioning (HVAC)

Action Requested

The requested action will provide approval to utilize Inmate Day Labor resources pursuant to Public Contract Code Section 10103.5 to complete the construction phase.

Scope Description

The project is within scope. The HVAC project includes installation of a new heating, ventilation and air conditioning system within the existing two-story infirmary. Work includes a new return air duct, reworking of existing air supply duct, installing new mechanical equipment controls, and electrical modifications, as required, to support the new system. A canopy enclosure will be constructed to protect and conceal the exterior ducting. The existing mechanical equipment will be removed.

Funding and Project Cost Verification

The project is within cost.

\$1,219,000 total estimated project cost

\$159,000 project costs previously allocated: preliminary plans \$69,000; working drawings \$90,000

\$1,060,000 project costs to be allocated: construction \$1,060,000 (contract \$717,000; contingency \$68,000; architectural & engineering \$20,000; project administration \$173,000, and agency retained \$82,000)

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on January 7, 2002, and the waiting period expired on February 7, 2002, with no opposition to this project.

Project Schedule

The project schedule is as follows:

Approved working drawings: August 2003
Complete Construction: October 2004

Due Diligence Status

Completed with no exceptions

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEM

CONSENT ITEM – 21

DEPARTMENT OF THE YOUTH AUTHORITY (5460)
HEMAN G. STARK YOUTH CORRECTIONAL FACILITY, SAN BERNARDINO COUNTY
Correctional Treatment Center

Authority: Chapter 324/98, Item 5460-301-0001(13.5)
Chapter 50/99, Item 5460-301-0660(6)
Chapter 379/02, Item 5460-301-0660(5)

a. Augmentation **\$68,000**
(2.7 percent)
(18.5 percent of total project augmentation)

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 21

Department of Youth Authority
Heman G. Stark Youth Correctional Facility
Correctional Treatment Center

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

This project is within scope. This project will construct a 2,880 sf Mental Health Services building located to the east of the existing infirmary. The building will consist of professional staff offices/interview rooms, group-counseling rooms, ward holding rooms, ward rest room, a secretarial and reception room, a workroom and testing room, staff restrooms, and mechanical room. Exterior walls will be masonry with brick veneer and the interior wall will be plaster. This project will also upgrade the existing 9,050 square foot Infirmary into a licensed Correctional Treatment Center. Patient rooms will be renovated to create 13 rooms with toilets, sinks and patient room security windows. Scope includes fire/smoke dampers, ADA compliance, nurse call, emergency generator, transfer switch, and diesel fuel tank.

Funding and Project Cost Verification

This project is not within cost. The budget for this project needs to be increased due to increased work to meet licensing requirements for the CTC. Included were: enlarged windows in the hallways for observation of the patient rooms, day room, observation room and floor covering replacement from vinyl composition tile to epoxy flooring.

\$3,027,000	total estimated project cost:
\$2,959,000	project costs previously allocated: preliminary plans \$106,000; working drawings \$170,000; construction \$2,683,000 (consisting of \$1,824,000 contract; \$550,000 Contingency; \$223,000 A&E costs; \$73,000 other project costs; and \$13,000 agency retained)
\$68,000	augmentation of 2.66% for a total project augmentation of 18.5%

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 12, 1999, and the waiting period expired April 16, 1999.

Project Schedule

The project schedule is as follows:

Complete construction: December 2003

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 22

UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA CAMPUS, SANTA BARBARA COUNTY
Biological Sciences Buildings Renovation

Authority: Chapter 157/03, Item 6440-301-6028(25)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 22

University of California, Santa Barbara
Biological Sciences Buildings Renovation

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Biological Sciences Buildings Renovation project will modernize Noble Hall to provide functional and energy efficient research, instructional and office space to meet the needs of the Ecology, Evolution and Marine Biology program. The work will renew and upgrade outdated, inadequate mechanical systems, renovate laboratory and office space, strengthen limited areas of structural weakness and perform mandatory code and life safety corrections. The project will also correct fire and life safety and other code deficiencies in the Biological Sciences 2 building.

Funding and Project Cost Verification

This project is within cost.

\$10,691,000 total estimated project costs

\$500,000 project costs previously allocated: preliminary plans -- \$500,000 (State funds)

\$10,191,000 project costs to be allocated: working drawings -- \$500,000 (State funds),
construction -- \$9,691,000 (State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: July 2004

Complete construction: June 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 23

CALIFORNIA COMMUNITY COLLEGES (6870)
MERCED COMMUNITY COLLEGE DISTRICT
MERCED COLLEGE, MERCED COUNTY
Science Building Remodel

Authority: Chapter 157/03, Item 6870-301-6028(44)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 23

Merced Community College District
Merced College, Merced County
Science Building Remodel

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project provides for the renovation of the science building, including the reactivation of 7,484 asf and addition of 4,333 asf.

Funding and Project Cost Verification

This project is within cost.

\$12,667,000 total estimated project costs

 \$451,000 project costs previously allocated: preliminary plans \$451,000

\$12,216,000 project funds to be allocated: working drawings \$597,000; construction \$11,036,000 (\$9,916,000 contracts, \$496,000 contingency, \$624,000 construction management, administration, testing and inspection) at CCCI 4019; and equipment \$583,000 at EPI 2564

CEQA

A Notice of Preparation for a campus master plan was filed on June 27, 2003 and the review period expired on July 28, 2003.

Project Schedule

The project schedule is as follows:

Approve working drawings: November 2004

Complete construction: July 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 24

CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA MONICA COMMUNITY COLLEGE DISTRICT
SANTA MONICA COLLEGE, LOS ANGELES COUNTY
Liberal Arts Replacement Building

Authority: Chapter 157/03, Item 6870-301-6028(70)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 24

Santa Monica Community College District
Santa Monica College, Los Angeles County
Liberal Arts Replacement Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project provides for the construction of a 25,332 assignable square feet (asf) liberal arts building to include 15,290 asf of lecture space, 2,093 asf of laboratory space, 6,206 asf office and administrative support space and 1,743 asf of other space.

Funding and Project Cost Verification

This project is within cost.

\$11,516,000 total estimated project costs

\$351,000 project costs previously allocated: preliminary plans

\$4,107,000 state funds to be allocated: working drawings \$303,000; construction \$3,309,000 (\$2,990,000 contracts, \$141,000 contingency, \$178,000 administration, testing, inspection) at CCCI 4019 and equipment \$495,000 at EPI 2564

\$7,058,000 local funds to be allocated: preliminary plans \$74,000; working drawings \$92,000, construction \$6,892,000 (\$6,203,000 contracts, \$318,000 contingency, \$371,000 construction management, administration, testing, inspection) at CCCI 4019.

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 4, 2003, and the waiting period expired on October 4, 2003.

Project Schedule

The project schedule is as follows:

Approve working drawings: November 2004

Complete construction: September 2006

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 25

CALIFORNIA COMMUNITY COLLEGES (6870)
YUBA COMMUNITY COLLEGE DISTRICT
YUBA COLLEGE, YUBA COUNTY
Engineering, Math and Science Remodel

Authority: Chapter 157/03, Item 6870-301-6028(94)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 25

California Community Colleges
Yuba Community College District
Yuba College, Yuba County
Engineering, Math and Science Remodel

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project provides for the reconstruction of the engineering, math, and complex of 24,366 asf. The project includes 4,161 asf lecture, 15,971 asf laboratory, 2,423 asf office, and 1,871 asf of other space.

Funding and Project Cost Verification

This project is within cost.

\$8,205,000	total estimated project costs
\$393,000	project costs previously allocated: preliminary plans
\$7,812,000	project costs to be allocated: working drawings \$292,000; construction \$6,438,000 (\$5,640,000 contracts, \$385,000 contingency, \$413,000 administration, testing, inspection) at CCCI 4019

CEQA

A Categorical Exemption was filed with the State Clearinghouse on January 23, 2004, and the waiting period expired February 23, 2004.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2004
Complete construction:	May 2006

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 26

CALIFORNIA COMMUNITY COLLEGES (6870)
KERN COMMUNITY COLLEGE DISTRICT
BAKERSFIELD COLLEGE, KERN COUNTY
Applied Science and Technology Modernization

Authority: Chapter 157/03, Item 6870-301-6028(26)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 26

Kern Community College District
Bakersfield College, Kern County
Applied Science and Technology Modernization

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project provides for the renovation of the Applied Science and Technology Building. While the overall 24,294 asf for renovation remains constant, preliminary plans design refinements have made the following asf adjustments: +77 lecture; +591 laboratory; +404 office; and –1,072 storage.

Funding and Project Cost Verification

This project is within cost.

\$4,524,000 total estimated project costs

\$3,528,000 project costs to be allocated: construction \$4,017,000 (\$3,528,000 contracts, \$249,000 contingency, \$240,000 construction management, administration, testing and inspection) at CCCI 4019

\$166,000 local funds previously allocated: preliminary plans \$166,000

\$341,000 local funds to be allocated: working drawings \$161,000; and construction \$180,000 (\$180,000 construction contracts)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 29, 2004, and the waiting period expired on March 4, 2004.

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2004

Complete construction: June 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 27

CALIFORNIA COMMUNITY COLLEGES (6870)
CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT
LAS POSITAS COLLEGE, ALAMEDA COUNTY
Multi-Disciplinary Educational Building

Authority: Chapter 157/03, Item 6870-301-6028(78)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 27

Chabot-Las Positas Community College District
Las Positas College, Alameda County
Multidisciplinary Educational Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project provides for the construction of a 28,420 asf multidisciplinary education building. Refinements during design development have reconfigured the footprint and arrangement of spaces to increase the building's efficiency and circulation. These refinements keep the original single-story design and have not changed the building's location nor asf.

Funding and Project Cost Verification

This project is within cost.

\$11,631,000 total estimated project costs

\$288,000 project costs previously allocated: preliminary plans \$288,000

\$11,343,000 project costs to be allocated: working drawings \$413,000; construction \$9,453,000 (\$8,537,000 contracts, \$394,000 contingency, \$522,000 construction management, administration, testing and inspection) at CCCI 4019; and equipment \$1,477,000 at EI 2564

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 15, 2003, and the waiting period expired on August 14, 2003.

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2005

Complete construction: December 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 28

CALIFORNIA COMMUNITY COLLEGES (6870)
KERN COMMUNITY COLLEGE DISTRICT
DELANO CENTER, KERN COUNTY
Lab Building

Authority: Chapter 157/03, Item 6870-301-6028(29)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 28

Kern Community College District
Delano Center, Kern County
Lab Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project provides for the construction of a science laboratory and lecture building. Refinements in design development have increased the asf by 482, for a total of 12,444 asf. Preliminary plans asf includes: 1,668 lecture; 6,042 laboratory; 460 office; 1,537 library; and 396 AVTV.

Funding and Project Cost Verification

This project is within cost.

\$5,591,000 total estimated project costs

\$4,965,000 project costs to be allocated: construction \$ 4,223,000 (\$3,767,000 contracts, \$201,000 contingency, \$255,000 construction management, administration, testing and inspection) at CCCI 4019; and \$742,000 equipment at EI 2564

\$450,000 local funds previously allocated: preliminary plans \$192,000; and construction \$258,000 (\$258,000 construction contracts) at CCCI 4019

\$176,000 local funds to be allocated: working drawings \$176,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 18, 2003 and the waiting period expired on January 17, 2004.

Project Schedule

The project schedule is as follows:

Approve working drawings: October 2004

Complete construction: January 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 29

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF VETERANS AFFAIRS (8955)
SATICOY VETERANS' HOME, VENTURA COUNTY
DVA Project Number 002, DGS Parcel Number 10121

Authority: Military and Veterans' Code Section 1104.1
Government Code Sections 15819.60 and 15819.65

- a. Authorize the acquisition of real property through the acceptance of a no cost acquisition**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 29

Department of General Services
Department of Veterans Affairs
Saticoy Veterans Home

Action Requested

The requested action will authorize the acquisition of real property through the acceptance of a no cost acquisition.

Scope Description

This project is within scope. The City of Buena Ventura, Ventura County, California has offered to the State as a no cost acquisition approximately twenty (20) unimproved acres for the purpose of developing a California Department of Veterans' Affairs (CDVA) veterans' residential and day care facility. The proposed project consists of sixty (60) residential units and approximately 50 daycare spaces on ten (10) acres. The additional ten (10) acres will be held by the State for potential future veterans' home facility expansion.

Funding and Cost Verification

This project is within cost. The legislature has appropriated \$31,000,000 for three veterans' homes, including the Saticoy site, through Chapter 216, Statutes of 2002. The only costs associated with acceptance of this no cost acquisition are the staff costs to process the acceptance.

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 25, 2003, and the waiting period expired July 25, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2004

Condition of Property

Department of General Services (DGS) Environmental Services Section (ESS) staff have conducted site surveys and reviewed all preliminary site assessment/environmental impact reports of the Saticoy Veterans' Home parcel. The parcel consists entirely of a citrus orchard and related farming facilities; however, the property is scheduled for clearing and grading as an element of a subdivision development that will be constructed on the adjacent parcels. All potential hazards from the historic farming operation have been addressed by the party that is donating the property to the state. A minor concern with an existing petroleum pipeline will be addressed during site grading by the residential developer, including any past leakage from the pipeline. The site may contain cultural resources, but the recovery and disposition of these resources is the responsibility of the donating party.

ESS staff believes the Saticoy Veterans' Home parcel contains no unknown liabilities, or conditions that would prevent the property from being transferred to the state.

Other

- The site meets the requirements of the CDVA.
- The site is unimproved and unoccupied. Relocation assistance is not applicable.
- There is no implied dedication.
- In October 2003, the City of Buenaventura and the State entered into an agreement for the conveyance and acceptance of the project property and additional acreage. The State's interest in the project property will revert to the City of Buenaventura if project construction has not commenced within seven (7) years from the City of Buenaventura's completion of certain site work as defined in the agreement. The State's interest in the additional acreage will revert to the City if, by January 1, 2020, the State has not commenced construction to expand the then-existing veterans' home facility.
- The California Department of Veterans Affairs will manage and operate the facility.

Staff Recommendation: Authorize the acquisition of real property through acceptance of a no cost acquisition.

ACTION ITEM

ACTION ITEM – 30

NONE.

ACTION ITEM

STAFF ANALYSIS – 30

NONE.

OTHER BUSINESS

NONE.

REPORTABLES

Respectfully Submitted
By:

KAREN FINN
Administrative Secretary